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DEVELOPMENT SERVICES NEWSLETTER

City of Salina

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- **MISSION STATEMENT: "Our Mission is to encourage and promote safe, quality development & construction in the City of Salina."**
- **PME MEETING: The next Plumbing, Mechanical and Electrical Contractors meeting will be Wed. June 7, 2006 at 7:00 p.m. in room 201 of the Bi-Centennial Center .**
- **CONGRATULATIONS! To Jennifer Nuttelman, Permit Tech II on recently passing the ICC certification test for Permit Technician .**

WESTAR TO BEGIN STRICT ENFORCEMENT OF TEMPORARY POWER POLE STANDARDS

Westar Energy recently notified local electrical contractors that they will begin to be more aggressive in enforcement of their own standard for power pole design. Some of you may not be aware of the relationship between city staff and Westar in approving and releasing meters for temporary and/or permanent services. Most of you know that we inspect everything downstream of the meter to assure that it meets minimum NEC requirements. However, we also inspect the installation upstream of the meter to verify that in complies with Westar's installation standards.

This is a customer service that we provide to both you and to Westar. It serves Westar by saving them money. If we released a meter on a service that their crews could not hookup because it did not meet their standard, they would have to pay to send the crew out a second time after the deficiencies had been corrected. In the same way it serves the contractor by avoiding costly delays caused by having to wait for another slot in Westar's schedule to come back out after the corrections have been made.

The standard for temporary services has been in effect since 1993. However, it has not been strictly enforced by either city staff or Westar's own line crews. We have been advised by Westar that strict enforcement of the standard is effective immediately. Since we inspect on their behalf, we will not release any meters for temporary service unless the installation is in compliance with their standard including size of pole, bracing and size of ground rod. We will not be checking for depth of pole embedment, but we have been advised that Westar's crews will. If you have any questions with regard to this change, please contact staff at 309-5715.

CITY ADOPTS DRAINAGE STANDARDS FOR DEVELOPMENT ON PRE-PLATTED LOTS OF RECORD

It may comes as a surprise to some design professionals that prior to last year, the city had no drainage requirements to regulate storm water runoff from the development of existing platted lots within the city. That changed last year with the adoption of the 2003 Uniform Plumbing Code (UPC). The UPC had always contained provisions for the control of storm water runoff on private property, but those provisions were in an appendix chapter of the code that was never adopted. The 2003 edition moved the provisions into the main body of the code. It was determined that instead of amending out the chapter that applied to storm drainage, the chapter would be adopted with some minor alterations. The following is an excerpt from that amendment:

Sec. 8-100. Amendment of Section 1101.1 of the Uniform Plumbing Code.
Section 1101.1 of the Uniform Plumbing Code is hereby amended to read as follows:

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(*Continued from Page 1)*

1101.1 Where Required. All roofs, paved areas, yards, courts, and courtyards shall be drained *away from adjoining property and* into a separate storm sewer system, or into a combined sewer system where a separate storm sewer system is not available, or to some other place of disposal satisfactory to the authority having jurisdiction *such as but not limited to public streets and/or public drainage easements*. In the case of one and two-family dwellings, storm water may be discharged on flat areas such as streets or lawns so long as the storm water shall flow away from the building ~~*and away from adjoining property*~~, and shall not create a nuisance.

Basically, this requirement makes it incumbent upon the design professional to indicate on his drawings how runoff from the building, as well as the parking lot and landscape drainage will be drained from the property. This may require more drainage detail in some site plans than you have previously been used to. For example, sloped roofs will not be allowed to drain to non-impervious surfaces that slope to an adjoining property. Even though the requirement is found in the UPC, the Engineering Division of Public Works has been charged with reviewing and approving the drainage plans. If details about termination or disposal of roof drainage are not included on the site plan, an extra copy of the roof plan, including any details about gutters and downspouts if they are to be provided, will need to be submitted for review to expedite our concurrent review process.

2003 International Residential Code Changes Affect Local Roof Building Practices

We want to take this opportunity to remind home building contractors that although most of the requirements for the construction of one-and-two family dwellings remain the same as they were under the old building code, there were a few minor changes. We will continue to update you as we identify local practices that differ from the new code. Regarding roofs, the ***2003 International Residential Code*** (IRC) changed the following requirements:

- ***Section R802.3*** now requires that all hip and valley rafters must be supported at the ridge by a brace to a bearing partition, or be designed ("engineered") to carry and distribute the specific load at that point.
- ***Section R802.10.5*** now requires that all roof trusses must be connected to wall plates by the use of approved connectors. "Connectors" in this case does not mean nails, but does in fact mean the clips that you are all familiar with. The minimum permitted load rating is 175 pounds, but the connector must be rated for the specific uplift load rating of the truss you are installing, if that load is higher. This information is available on the shop drawings for the truss. The connectors must be installed at all load bearing points on the truss.

The Uniform Building Code (UBC) used to allow the installation of up to 3 layers of asphalt shingles, and those layers could be applied over wood shingles or shakes, without counting those layers. ***Section R907.3*** now limits the total number of roof coverings to two (2), including any existing wood shingle or shake layers.

We would also like to remind everyone that the IRC contains the same requirements for rafter ties (and ceiling joists used as rafter ties) as the 1997 UBC. Rafter ties are to be installed every 4' O.C. and must provide a continuous tie across the building to restrain rafter thrust. Rafter ties must be installed within the lower one third span of the rafter. Rafter ties may be eliminated if the upper end of the rafter is supported by a structural ridge or beam. We are seeing more and more rafter ties that are being interrupted by coffered ceilings and partially vaulted ceilings, or rooms with varying ceiling heights. If you have questions about whether a particular installation may or may not be approved, please contact our office to schedule a consultation with one of our inspectors.

All You Have To Do Is Ask!
Please submit your question via e-mail to:
building.services@salina.org
We will be happy to answer it and we might include it in our next newsletter!

KEEP IT CLEAN!

Reminder to all contractors: Please keep your construction sites clean. This includes keeping the area clear of construction debris, trash and tall grass and weeds throughout the construction period and not allowing debris to blow onto other properties.

THANKS!

Water Heater Disconnects

At the December meeting of the Plumbing, Mechanical and Electrical (PME) contractors with Building Services, staff had the opportunity to be re-educated by the electrical contractors regarding a certain provision in the electric code. In the May 2004 meeting of the Building Advisory Board meeting, discussion was held as to whether or not disconnects are required, or should be required for electric water heaters. Staff stated that the NEC did not require a disconnecting means at the water heater. During the PME meeting it was pointed out to staff that if the water heater was rated over 300 volt-amperes (which most full size storage-type water heaters are), ***2002 NEC Article 422.31(B)*** would only allow the branch circuit switch or circuit breaker to serve as the disconnecting means if it was within sight of the appliance, or capable of being locked in the open position.

The question was also raised regarding whether or not water heaters could be cord-and-plug attached. The general consensus was that it would be permissible provided that the properly rated and listed cord for the appliance was used. The group that was represented was not familiar with any attachment cords that were specifically listed for use with a water heater. Staff was grateful for the input from the professionals that were in attendance at the meeting. ***Effective August 1, 2006, disconnects for electric water heaters shall be provided as required by the 2002 NEC Article.***

Q: Can I use nonmetallic (NM) sheathed cable above dropped ceilings?

A: The 2002 National Electric Code (NEC) contains a new provision in Article 334.12(A)(1) that NM cable may no longer be used in open runs above dropped or suspended ceilings except in one-and-two family dwellings. The intent would apply to those spaces above such ceilings that are accessible. Article 334.15 would describe the permissible methods of installing NM cable as exposed work. Technically speaking, this provision would apply to lighting fixture whips as well as branch circuit wiring.

Q: Are receptacles required in kitchen peninsula cabinets?

A: National Electric Code Article 210.52(C)(3) specifically requires that receptacles must be provided for peninsulas 24" long or longer. That provision has never been locally amended in the code, although several years ago some local contractors had expressed misgivings about the reasonableness of the requirement. There seems to be some confusion about what our local requirements actually are. Since the requirement has never been amended, we do require that peninsula countertops must comply with the adopted code requirements.

Q: Do I have to ground water piping systems in new buildings?

A: If you are talking about a metallic water distribution system, then the answer is yes. NEC Article 250.104(A)(1) requires that all metal water piping systems within or on a building must be bonded to the service entrance enclosure. This would apply whether or not the water piping service into the building is metallic or nonmetallic. Subsection (B) of the same article requires that gas piping systems that might become energized must be bonded into the system as well. This means that if any portion of the system connects to an appliance that includes an electric motor for example, the system must be electrically bonded.

Q: Is plastic water piping approved for water services?

A: Maybe. All plastic is not created equal. The 2003 Uniform Plumbing Code, Section 604.1 identifies what materials are permissible for use for water distribution outside of a building. PE, PVC, PEX-AL-PEX and PE-AL-PE are all acceptable materials for use in building supply piping provided that the specific grade of pipe must be approved by the manufacturer for the specific use. In addition, the UPC definition of outside a building begins at 2' outside the building's foundation. PE and PVC could not be used beyond that point. PEX-AL-PEX and PE-AL-PE could be installed into the building provided it is a type that is manufactured to the appropriate recognized standards for use inside of a building. It is our understanding that part of the confusion about the city approving plastic yard services is the Utility Department's requirement that plastic piping may not be used upstream of a meter. With the Department's new policy of setting the meters in the right-of-way, this is no longer an issue on new houses. However, the same prohibition to use plastic upstream of a meter would still apply to a replacement service.

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The Building Services Div. has its own web page, accessible from the City's Homepage. Other city departments also have information available on this website. To view a specific department web page, click on Departments. The website contains a variety of useful information including permit forms, fees, local code amendments, past newsletters, and public meeting agendas.

City of Salina
Development Review / Inspection Services
COMMITMENT TO SERVICE QUALITY

The City of Salina values safe and quality-built industrial, commercial and residential construction within our community. In order to promote the growth and development of Salina and to ensure the highest level of service too all of our citizens, we commit to:

- **Demonstrating appreciation, courtesy and integrity**
- **Ensuring open communication and professionalism**
- **Providing a value-added development review and inspection process that is the simplest, most user-friendly possible**
- **Recognizing the public good, value of public input and openness to new ideas**
- **Demonstrating efficiency, reliability and timeliness**
- **An accurate and solution-based interpretation of all regulations**
- **An approach that is helpful, practical and quality-driven**

It shall be an expectation of the citizens of this community that these commitments will be followed at all times and in all circumstances, and that our success as public service professionals will be evaluated on our ability to fulfill them.

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